

LOTS FOR SALE
BUILD-TO-SUIT FOR SALE OR LEASE



SIGNATURE ASSOCIATES
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SHBP
SOUTH HILL BUSINESS PARK

SOUTH HILL ROAD
LYON TOWNSHIP, MI

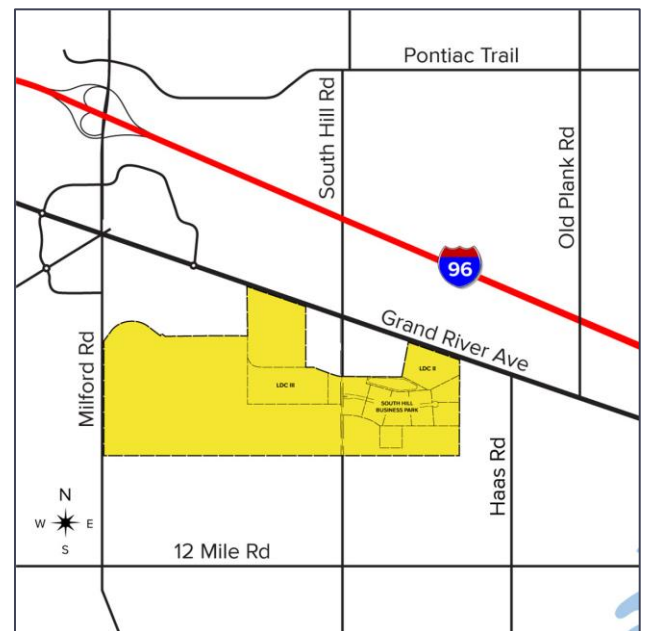


WWW.SOUTHILLBUSINESSPARK.COM

Note: This is an artist rendering, final plan may vary.

PROPERTY FEATURES

- Lots for sale from 2.93 - 6.74 acres
- Build-to-Suit opportunities for sale or lease
- Lots can be combined for larger acreage sizes
- Exceptional development opportunity in Oakland County's fastest growing community
- Paved concrete roads and all public utilities at property line
- Minutes from Ascension Providence Hospital, Huron Valley Sinai Hospital, and University of Michigan Hospital, three of Michigan's top healthcare providers
- Flexible zoning, ideal for a variety of uses



For more information, please contact:

STEVE GORDON

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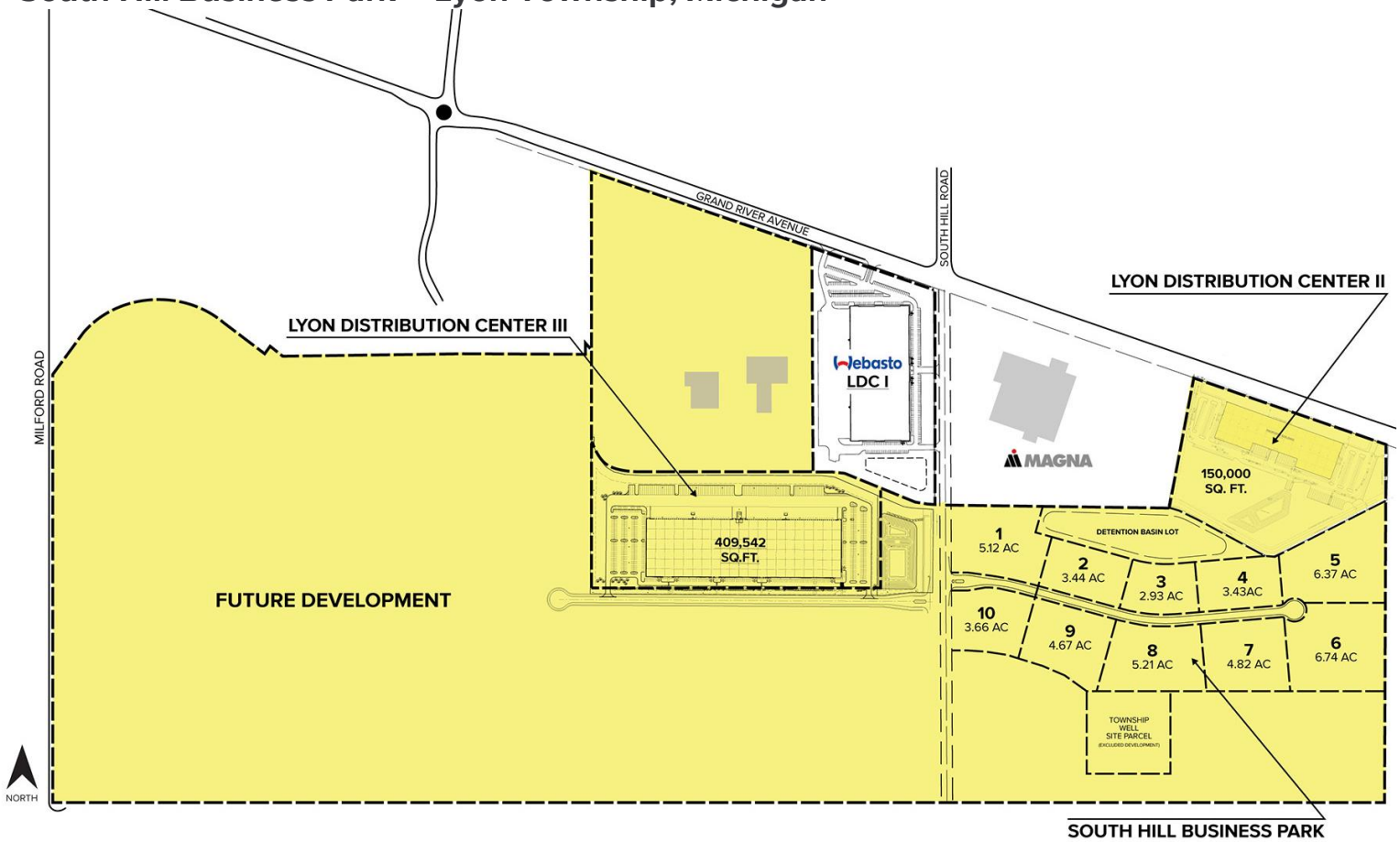
One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com

LOTS FOR SALE | 2.93 – 6.74 ACRES BUILD-TO-SUIT FOR SALE OR LEASE

South Hill Business Park – Lyon Township, Michigan



Lot Prices Include Regional Detention

LOT #	ACREAGE	TOTAL PRICE	PRICE/ACRE	PRICE/SQ.FT.
Lot 1	5.12 AC	\$1,474,560	\$288,000	\$6.60
Lot 2	3.44 AC	\$990,720	\$288,000	\$6.60
Lot 3	2.93 AC	\$843,840	\$288,000	\$6.60
Lot 4	3.43 AC	\$987,840	\$288,000	\$6.60
Lot 5	6.37 AC	\$1,834,560	\$288,000	\$6.60
Lot 6	6.74 AC	\$1,941,120	\$288,000	\$6.60
Lot 7	4.82 AC	\$1,388,160	\$288,000	\$6.60
Lot 8	5.21 AC	\$1,500,480	\$288,000	\$6.60
Lot 9	4.67 AC	\$1,344,960	\$288,000	\$6.60
Lot 10	3.66 AC	\$1,054,080	\$288,000	\$6.60

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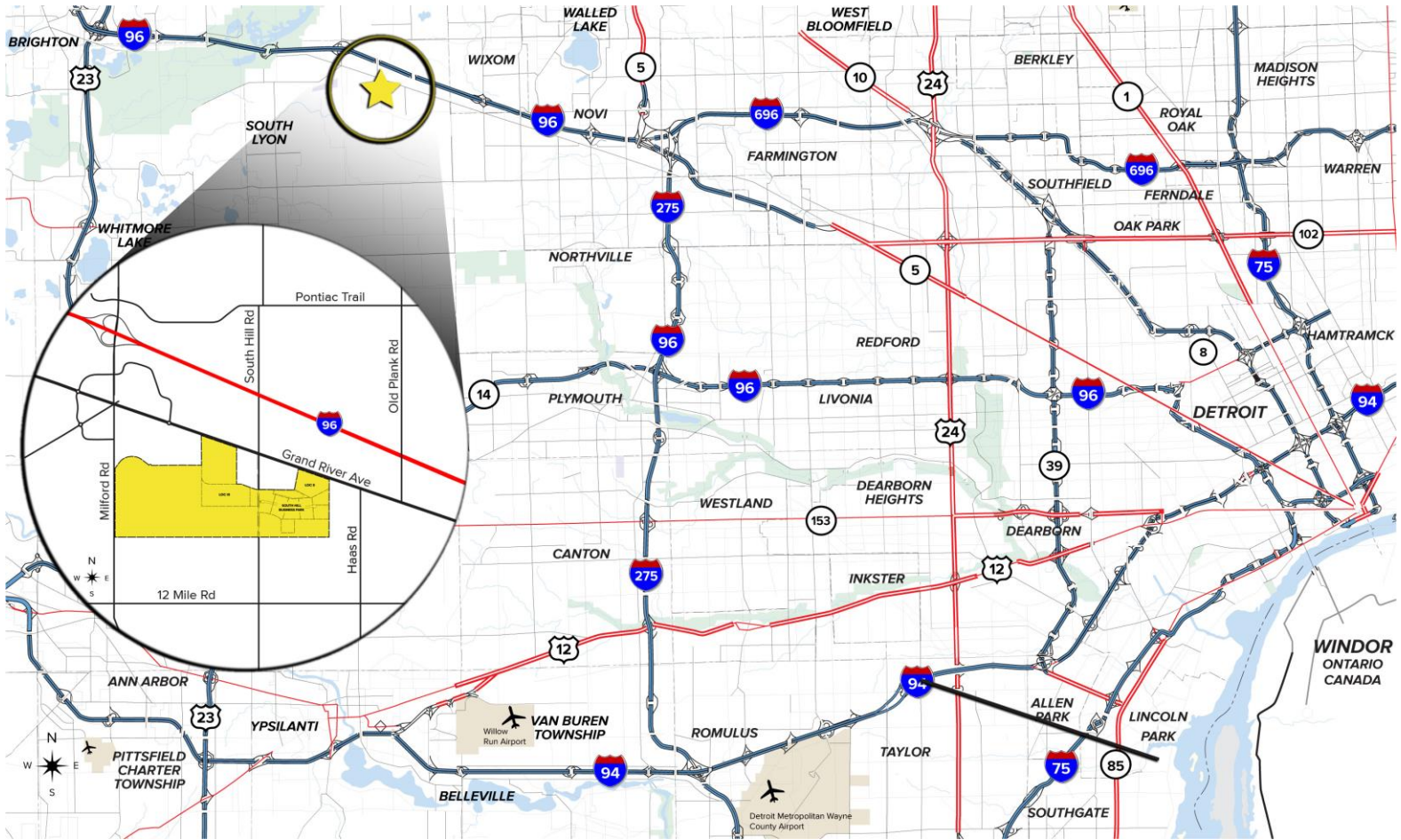
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Regional Map



- 35-minute drive to Detroit Metro Airport and Flint Bishop Airport
- Significant value offered with pre-paid tap fees included in the sale of several lots
- Water, sewer and all public utilities on-site
- Convenient I-96 freeway access to major businesses, industrial, and automotive headquarters in the region
- High average daily traffic counts on I-96 freeway, Milford Rd and Grand River Ave

DEMOGRAPHICS (5-MILE RADIUS)

POPULATION:	68,092
HOUSEHOLD INCOME:	\$112,546
NUMBER OF BUSINESSES:	3,061
DAYTIME EMPLOYEES:	37,161

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